

Case No. BZA 29-87 - John H. Mastio requests a variance to reduce the required rear yard setback from 20' to 12' on property zoned the "AA" One-family Dwelling District generally located on the east side of Belmont in an area north of

5747A

*Posted*

**ACTION**

BZA. 29-87 Approve

4/23/87  
DATE

*200' 4 Sec 7-10-87*

*Shot 2-27-87*

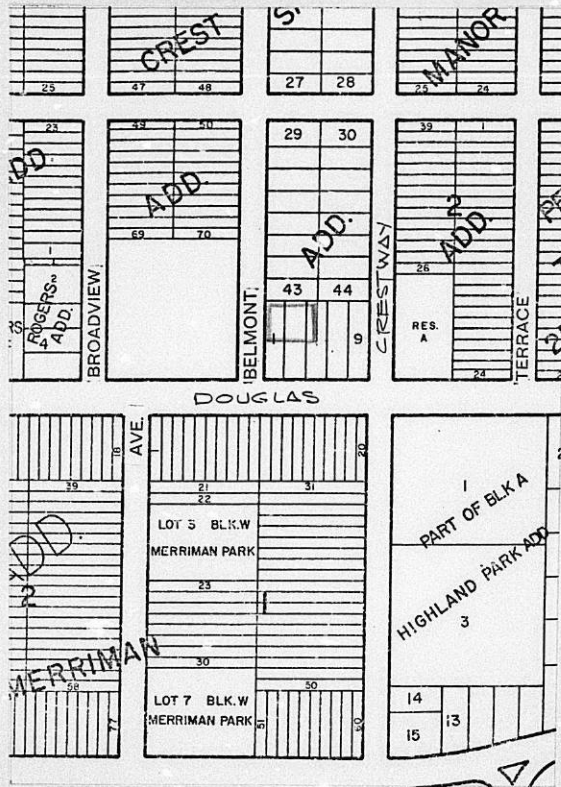
*Record*

Map No. 5747 A

BZA 29-87  
Filed 5/27/87

AREA DATA:

1. Acres: \_\_\_\_\_ ( \_\_\_\_\_ ft. by \_\_\_\_\_ ft.)
2. Adjoining Zoning: E \_\_\_\_\_ S \_\_\_\_\_ W \_\_\_\_\_ N \_\_\_\_\_
3. Land Use: East \_\_\_\_\_ South \_\_\_\_\_  
West \_\_\_\_\_ North \_\_\_\_\_
4. Area (is) (is not) platted.



LOS ANGELES COUNTY  
REGISTERED TITLE OFFICE  
U.S.A.

**Standard**  
No. 2153C

HARTING, INC.  
10000 WILSON BLVD.  
LOS ANGELES, CA 90024

*John H. Mastio CLU*

MEMBER MILLION DOLLAR ROUND TABLE

Kress Energy Center  
224 E. Douglas, Suite 425  
Wichita, KS 67202  
(316) 263-5761

July 6, 1987

Mr. Jack H. Galbraith  
Board of Zoning Appeals  
City Hall, 10th floor  
455 N. Main Street  
Wichita, Kansas 67202

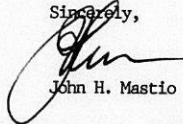
Dear Jack:

I wanted to take this opportunity to thank you for your assistance on my residential variance request.

I was thrilled to receive a copy of the resolution, dated June 23, 1987, that was adopted by the Board of Zoning Appeals.

Because of your assistance I can now proceed with my plans. Again, I appreciate your help very much.

Sincerely,



John H. Mastio

JHM:lp

**RECEIVED**

JUL 07 1987

METROPOLITAN PLANNING  
ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

June 25, 1987

John Mastio  
114 North Belmont  
Wichita, Kansas 67208

Re: BZA 29-87 - Request for Variance

Dear Mr. Mastio:

Enclosed is a signed copy of the Resolution adopted by the Board of Zoning Appeals on June 23, 1987.

This Resolution reflects the official action of the Board to grant your request and sets out the conditions of approval. It is forwarded to you for your information and files.

If you have questions concerning this matter, please call our office.

Sincerely,

Jack H. Galbraith  
Secretary

GEL/lw.

Enclosure

cc: Maurice Breidenthal, 714 S. Hillside, Wichita, KS 67211  
Monty Robson, Superintendent of Central Inspection (2)  
Dale Rea, Deputy City Clerk

RESOLUTION CASE NO. 29-87

WHEREAS, John H. Mastio, 114 N. Belmont, Wichita, Kansas 67208, pursuant to Section 2.12.590.B, Code of the City of Wichita, requests a variance to reduce the required rear yard setback from 20 feet to 12 feet on property zoned the "AA" One-family Dwelling District and legally described as follows:

The north 90 feet of Lots 1 and 3 and the west 26.625 feet of the north 90 feet of Lot 5, on Douglas in Sargent's Addition, Wichita, Sedgwick County, Kansas. Generally located on the east side of Belmont in an area north of Douglas (114 North Belmont).

WHEREAS, proper notice as required by ordinance and by the rules of the Board of Zoning Appeals has been given; and

WHEREAS, the Board of Zoning Appeals did, at the meeting of June 23, 1987, consider said application; and

WHEREAS, the Board of Zoning Appeals has proper jurisdiction to consider said request for a variance under the provisions of Section 2.12.590.B, Code of the City of Wichita; and

WHEREAS, the Board of Zoning Appeals has found that the variance arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district, and is not created by an action or actions of the property owner or the applicant inasmuch as the house is set back 47 feet from the front property line instead of the required 25 feet, and a 12-foot utility easement on the north and the garage and driveway on the south preclude much expansion of the house in those two directions. Considering the floor plan of the house, expansion to the rear is the only reasonable location for a bedroom/bath addition; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents inasmuch as the area in the northeast corner of the property will still provide adequate space for back yard activities. A solid fence already separates this property from the rear yard of the residence to the east which is the property most affected by this proposed construction; and

WHEREAS, the Board of Zoning Appeals has found that the strict application of the provisions of Title 28 (Zoning Ordinance) of which variance is requested will constitute unnecessary hardship upon the property owners represented in the application inasmuch as the only alternative for providing this needed addition to the living space of the applicant's home is for the applicant to purchase a larger home in a different location and move his entire family and possessions which would clearly be additional expense; and

WHEREAS, the Board of Zoning Appeals has found that the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare due to the fact that the proposed construction will not interfere with any right-of-way or easements; and

WHEREAS, the Board of Zoning Appeals has found that the granting of the variance desired will not be opposed to the general spirit and intent of Title 28 (Zoning Ordinance) inasmuch as there will still be more than adequate separation between the houses in this area to permit sunlight, air circulation and fire code separation; and

WHEREAS, each of the five conditions required by Section 2.12.590.B, Code of the City of Wichita, to be present before a variance can be granted has been found to exist.

NOW, THEREFORE, BE IT RESOLVED by the Board of Zoning Appeals of the City of Wichita that this request for a variance to reduce

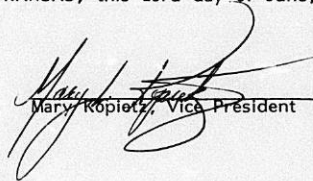
the required rear yard setback from 20 feet to 12 feet on property zoned the "AA" One-family Dwelling District and legally described as follows:

The north 90 feet of Lots 1 and 3 and the west 26.625 feet of the north 90 feet of Lot 5, on Douglas in Sargent's Addition, Wichita, Sedgwick County, Kansas. Generally located on the east side of Belmont in an area north of Douglas (114 North Belmont).

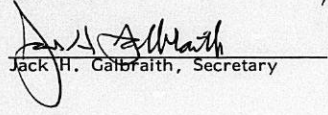
be approved subject to the following condition:

1. The reduction of the rear yard setback from 20 feet to 12 feet shall apply to an area not exceeding 280 square feet of the required rear yard.

ADOPTED AT WICHITA, KANSAS, this 23rd day of June, 1987.

  
Mary Kopicz, Vice President

ATTEST:

  
Jack H. Galbraith, Secretary

THE CITY OF WICHITA

OFFICE OF Citizen Participation      DATE    June 16, 1987

TO        Louise Oliverez, Principal Planner

FROM      Barry L. Carroll, Administrative Aide III

SUBJECT   BZA 29-87: East side of Belmont  
            in an area north of Douglas

On Monday, June 15, CPO Council 2A considered the captioned case, a request for a variance to reduce the required rear yard setback from 20 feet to 12 feet on property zoned the "AA" One-Family Dwelling District. Council members were provided the notice to adjoining property owners, a map of the area, and MAPD staff comments. After extensive discussion, the Council voted 7-0 to recommend approval of the request.

The agent, Maury Breidenthal, was present to describe the request and respond to questions from Council members and area residents. Mr. Breidenthal stated that the applicant wanted to construct an addition to the house, but due to the layout of the house and the type of addition (bedroom/bath), the only logical location was at the rear of the house.

Please provide these comments to the Board of Zoning Appeals when case BZA 29-87 is considered.

BLC:dm

**RECEIVED**

JUN 17 1987

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

SECRETARY'S REPORT  
CASE NO. BZA 29-87

APPLICANT: John H. Mastio, 114 N. Belmont, Wichita, KS 67208

AGENT: Maurice Breidenthal and/or Martin W. Bauer, 714 S. Hillside, Wichita, KS 67214

REQUEST: Variance pursuant to Section 2.12.590.B, Code of the City of Wichita, to reduce the required rear yard setback from 20 feet to 12 feet.

GENERAL LOCATION: On the east side of Belmont in an area north of Douglas.

ZONING: Subject property is zoned the "AA" One-family Dwelling District as are all adjacent properties.

LAND USE: Subject property is occupied by a one-family dwelling as are properties to the north, east and west. Directly to the south is a large rear yard for the property at the northwest corner of Douglas and Crestway.

JURISDICTION:

The Board has jurisdiction to consider the variance request under the provisions outlined in Section 2.12.590.B, Code of the City of Wichita. The Board may grant the request when all five conditions as required by the State Statutes are found to exist.

COMMENTS BY THE SECRETARY:

The applicant is requesting a variance to reduce the required rear yard setback from 20 feet to 12 feet in order to construct an addition to the house. The property is in an area with large building sites where most houses have larger front yards than rear yards. Due to the layout of the house and the type of addition proposed (bedroom/bath) the only logical location is at the rear of the house.

UNIQUENESS:

It is the opinion of the Secretary that this property is unique inasmuch as the house is set back 47 feet from the front property line instead of the required 25 feet, and a 12-foot utility easement on the north and the garage and driveway on the south preclude much expansion of the house in those two directions. Considering the floor plan of the house, expansion to the rear is the only reasonable location for a bedroom/bath addition.

ADJACENT PROPERTY:

It is the opinion of the Secretary that the granting of the variance requested will not adversely affect the rights of adjacent property owners inasmuch as the area in the northeast corner of the property will still provide adequate space for back yard activities. A solid fence already separates this property from the rear yard of the residence to the east which is the property most affected by this proposed construction.

HARDSHIP:

It is the opinion of the Secretary that the strict application of the provisions of the zoning ordinance may constitute an unnecessary hardship upon the applicant inasmuch as the only alternative for providing this needed addition to the living space of the applicant's home is for the applicant to purchase a larger home in a different location and move his entire family and possessions which would clearly be additional expense.

PUBLIC INTEREST:

It is the opinion of the Secretary that the requested variance would not adversely affect the public interest inasmuch as the proposed construction will

not interfere with any right-of-way or easements.

SPIRIT AND INTENT:

It is the opinion of the Secretary that the granting of the variance requested would not be opposed to the general spirit and intent of the zoning ordinance inasmuch as there will still be more than adequate separation between the houses in this area to permit sunlight, air circulation and fire code separation.

RECOMMENDATION:

Should the Board determine that all five conditions necessary to the granting of a variance can be found to exist, then it is the recommendation of the Secretary that the variance be granted subject to the following condition:

1. The reduction of the rear yard setback from 20 feet to 12 feet shall apply to an area not exceeding 280 square feet of the required rear yard.

BZA CASE NO. 29-87

<u>2</u>	NOTICES SENT TO APPLICANT/AGENT
<u>14</u>	LEGAL ADVERTISEMENT SENT TO MAPC & BZA
<u>1</u>	NOTICES SENT TO CPO
<u>22</u>	NOTICES SENT TO ADJOINING PROPERTY OWNERS
<u>29</u>	TOTAL NOTICES SENT <u>6/2/87</u>

BOARD OF ZONING APPEALS  
Tenth Floor - City Hall  
455 North Main, Wichita, Kansas 67202

June 2, 1987

NOTICE TO ADJOINING PROPERTY OWNERS:

CASE NO. BZA 29-87

As required by law, all property owners of record within 200 feet of a property to be considered for an exception or variance by the Board of Zoning Appeals are to be notified of the public hearing. An application has been filed by John H. Mastio, 114 N. Belmont, Wichita, Kansas 67208 requesting a variance.

Pursuant to Section 2.12.590.B, of the Code of the City of Wichita, the applicant is requesting a variance to reduce the required rear yard setback from 20 feet to 12 feet on property zoned the "AA" One-family Dwelling District. A legal description of the applicant's property is as follows:

The north 90 feet of Lots 1 and 3 and the west 26.625 feet of the north 90 feet of Lot 5, on Douglas in Sargent's Addition, Wichita, Sedgwick County, Kansas. Generally located on the east side of Belmont in an area north of Douglas.

This application has been assigned Case No. BZA 29-87. It will be considered by the Board of Zoning Appeals on June, 23, 1987 at 1:30 p.m. in the Board Room, First Floor of City Hall, 455 North Main Street, Wichita, Kansas. If you have no interest in or objections to the requested variance, you have no obligation to appear or comment. If you desire to appear at the Board meeting, you are invited to do so either in person or by agent or attorney.

If you have any questions about the application, please feel free to call the Wichita-Sedgwick County Metropolitan Area Planning Department at 268-4421.

NOTE: We have been advised by the Citizen Participation Organization staff that CPO Council "2A" will consider this case at their meeting to be held on Monday, June 15, 1987, at 7 p.m., at the Rockwell Branch Library, 5939 East 9th Street. Additional information regarding this CPO meeting may be obtained by calling the CPO office at 268-4516.

Jack H. Galbraith  
Secretary

*John H. Mastio CLU*

MEMBER MILLION DOLLAR ROUND TABLE

Kress Energy Center  
224 E. Douglas, Suite 425  
Wichita, KS 67202  
(316) 263-3761

May 21, 1987

Board of Zoning Appeals  
City of Wichita  
455 North Main Street  
Wichita, Kansas 67202

Re: Application for Variance  
John H. Mastio, Residence

Gentlemen:

Enclosed please find my "Application for Variance" required to grant a variance for my residence property located at 114 North Belmont. I have made every effort to provide you all of the materials you need to evaluate my request. I have enclosed a certified listing of the names and current mailing addresses of all property owners within 200 feet of my residence along with the fee of \$200.00.

I am requesting the allowance for a reduced setback on my property. (Exhibit I) I seek your assistance to allow me a 12 foot rear setback rather than the standard 20 foot setback so that I can expand my residence. I have enclosed a drawing of the proposed addition to my home for your review. (Exhibit II )

The nature of my residence property and the age of the Sargents Addition only allows me to expand my home to the rear of my property. Please note that homes in the Sargents Addition have a very large front lawn. My property is no exception. My property has a 47 foot front setback.

The planned addition of my home will certainly not violate my adjacent property owners or residents rights or adversely affect the integrity of my neighborhood. My lot will clearly not be overbuilt. The present position of my back yard will continue to allow a play area for my children as well as allow us an open area for back yard activities.

Gentlemen, By following the strict application of the Title 28 provisions would cause me hardship. My family is young and growing and also attend school in this area. I would not want to move them at this time. Your approval of the planned addition would allow me to remain a resident in this area. To move to a new neighborhood with the planned square footage would clearly add additional expense.

Board of Zoning Appeals  
May 21, 1987  
Page 2

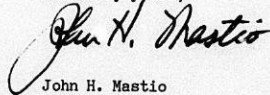
The public health, safety, morals, order, convenience, prosperity and general welfare will not be disturbed by approval of this variance. The 12 foot setback allows plenty of back yard space and easy access to utilities and easements.

- o Please note that the planned addition (Exhibit I ) would allow a 12 foot setback. I seek approval of an 8 foot variance.
- o The new addition of 536 square feet will add only 23% of additional floor space to my home. (Exhibit II )
- o The total area occupied by buildings on my property (Home, Proposed Addition, and Garage) will occupy less than 24% of my lot. This will continue to maintain an open and airy feeling.
- o I have also enclosed a certified statement from Security Abstract Co. that the tract of property in question has not changed in size or shape since Jan. 1st, 1948.

Gentlemen, I take great pride in my home as well as my neighborhood. My planned addition will be constructed in a manner that is congenial with the neighborhood's integrity. I look forward to hearing a favorable approval from your board regarding my application for variance.

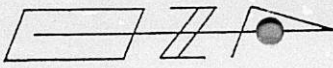
If I can answer any questions or provide any assistance please feel free to call.

Sincerely yours,



John H. Mastio

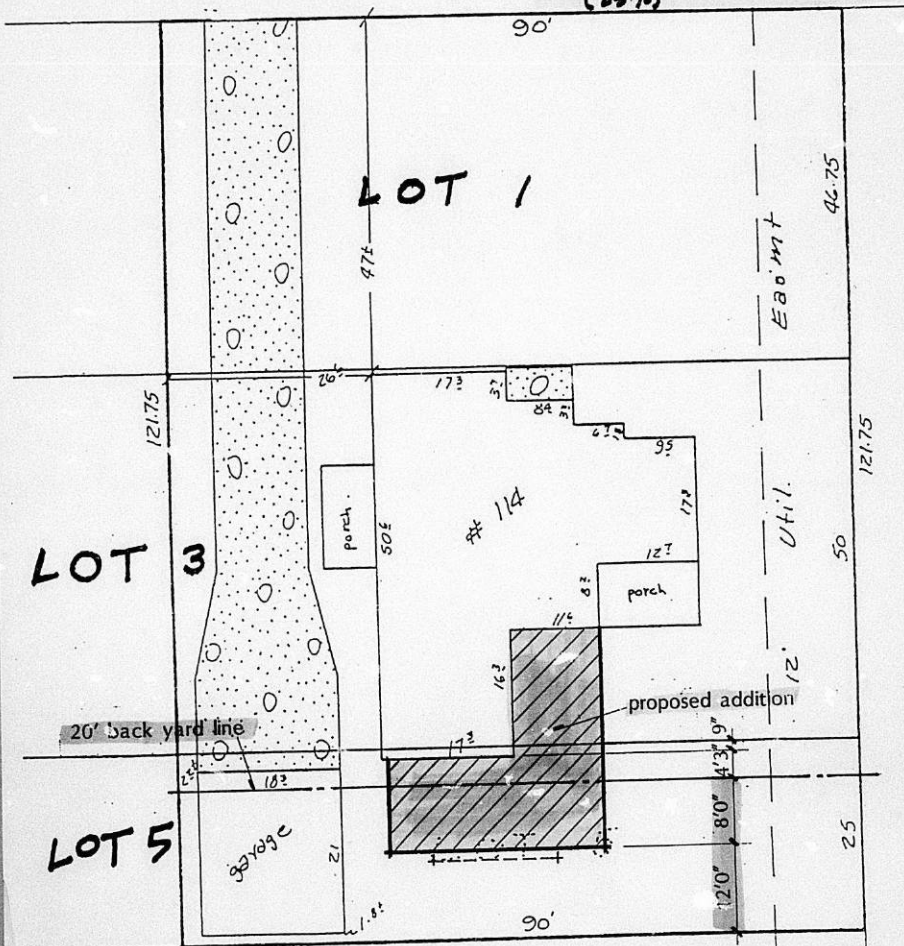
JHM/pc  
Enclosures



Belmont

30'

EXIST'G. FLOOR AREA: 2,308 sq ft  
PROPOSED ADDITION: 536 sq ft  
(23%)



**John Mastio Residence**  
**114 North Belmont Wichita**

1" = 15'-0"

19 May 1987

Exhibit I

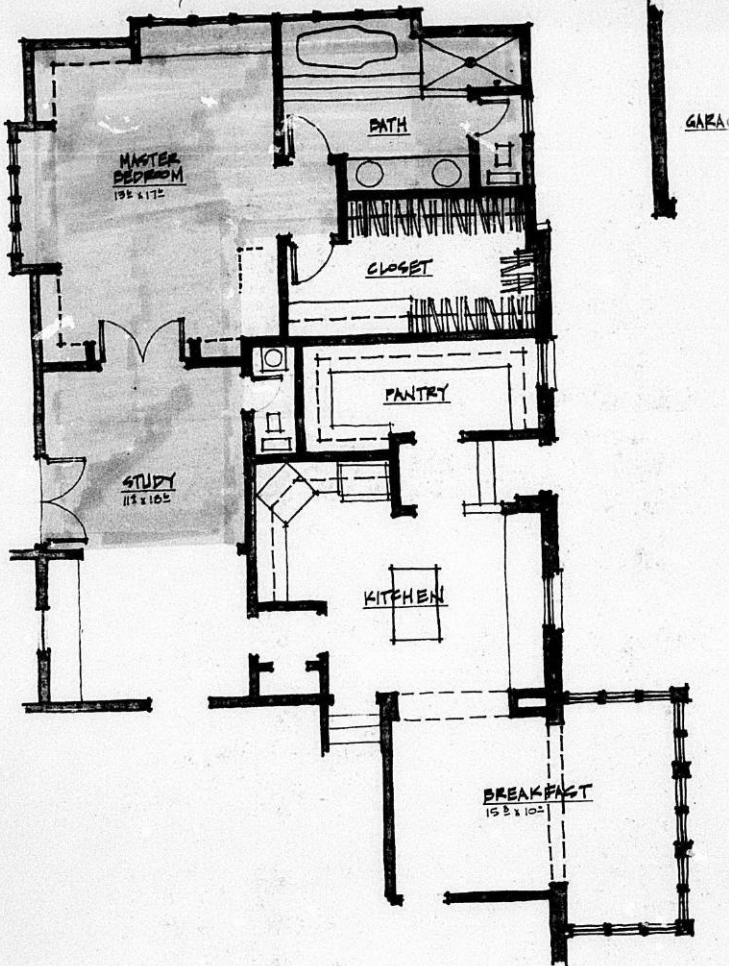


Exhibit II

Armstrong Land Survey, P.A.

DONN C. ARMSTRONG, R.L.S.



1021 E. WATERMAN  
SUITE 6  
WICHITA, KS 67211  
1-316-263-0082

State of Kansas            )  
                                  ) SS  
County of Sedgwick        )

I, Donald C. Armstrong, a Registered Land Surveyor in said state and county do hereby certify that I have inspected the following: THE NORTH HALF OF LOTS 1 AND 3, AND THE NORTH HALF OF THE WEST 26.625 OF LOT 5, SARCENT'S ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.

On said tract is house number 114 N. Belmont which is clear of all boundary lines. There are no encroachments on said lot by buildings on adjacent lots.

Said inspection and the accompanying sketch are true and correct to the best of my knowledge and belief and were prepared for mortgage title insurance only. This does not constitute a boundary survey and is subject to any inaccuracies that a subsequent boundary survey may disclose; no property corners were set, and it is not to be used or relied upon for the establishment of any fence, structure or other improvements. No responsibility is extended herein to the present or future owner or occupant.

Date of inspection: May 6, 1987

  
DONALD C. ARMSTRONG L.S.#780





2012

# SARGENT'S ADDITION TO WICHITA KANSAS.

3 Aug 5 1910  
*J. M. Sargent*  
*W. R. Kessler*

State of Kansas,  
 County of Sedgewick:

I, W. R. Kessler, certify that I surveyed and platted the tract of land described as follows: to wit: Beginning at the Southeast corner of the South and East Quarter of the North East Quarter of Section Twenty Three (23), Township Seven (7) South, Range One (1) East of the Sixth Principal Meridian, and thence west Three Hundred and Six and seventy five hundredths (306.75) feet 5/100; thence north Three hundred and Sixty Three (363) feet 1/100; thence north Nine hundred and Sixty five (965) feet 1/100; thence East Three Hundred and Thirty Six and seventy five hundredths (336.75) feet; thence South Three hundred and Twenty eight (328) feet to the place of beginning.

*W. R. Kessler*

I, Mary Sargent employed W. R. Kessler to survey and plat the tract of land described in his certificate. The same to be known as SARGENT'S ADDITION TO WICHITA, KANSAS. and hereby dedicate the streets to the use of the public, and convey to the City of Wichita, the perpetual right to put up, lay and maintain gas, sewer and water, pipes and telephones along and through, at feet of the rear end of all lots, with right of ingress and egress for all purposes connected with such utilities.

*Mary Sargent*

State of Kansas,  
 County of Sedgewick:

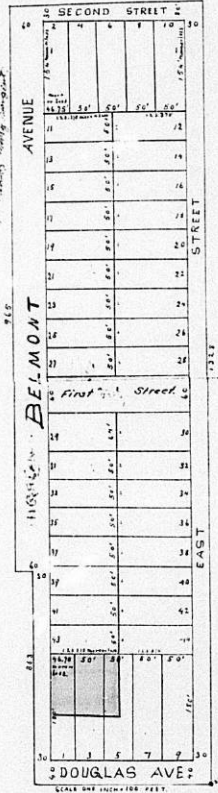
BE IT KNOWN that on the 11<sup>th</sup> day of May AD 1910. Before me a Notary Public in and for said County and State came Mary Sargent a single woman, personally known to me to be the person who executed the foregoing instrument and who duly acknowledged the same. In witness whereof I hereunto subscribe my name and affix my official seal.

This 11<sup>th</sup> day of May AD 1910.

My Commission expires April 28, 1913.

*Edna Barnhart*  
 Notary Public.

Approved by Board of Commissioners  
 May 20-1910  
*Wm. S. Kelly*  
*City Clerk*



Cancelled in part by Vac. Order 14375 P 389

BOARD OF ZONING APPEALS  
CITY OF WICHITA, KANSAS

CASE NO. 29-87  
FILED 5/26/87

APPLICATION FOR VARIANCE

I. Name of Applicant JOHN H. MASTIO  
Mailing Address 114 NORTH BELMONT PLACE WICHITA, KS 67208 Phone (H) 681-3968  
(O) 263-5761  
Name of Authorized Agent MAURICE L. BREIDENTHAL AND/OR MARTIN W. BAUER  
Mailing Address 714 SOUTH HILLSIDE WICHITA, KANSAS 67214 Phone (O) 689-8050  
Relationship of applicant to property is that of OWNER  
(Owner, Tenant, Lessee, Other)

II. The variance requested is 12 FOOT SETBACK, FOR THE PURPOSE OF AN ADDITION  
ON THE RESIDENCE LOCATED AT 114 NORTH BELMONT  
for property located 114 NORTH BELMONT WICHITA, KANSAS 67208  
and legally described as: THE NORTH HALF OF LOTS 1 AND 3, AND THE NORTH HALF  
OF THE WEST 26.625 OF LOT 5, SARGENT'S ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS.  
*use for legal subject*  
in the City of Wichita; and which is presently zoned RESIDENTIAL.

III. The applicant herein, or his authorized agent, acknowledges:

- That he has received an instruction sheet concerning the filing and hearing of this matter;
- That he has been advised of the fee requirements established by Section 2.12.580 of the Code of the City of Wichita (Ordinance No. 36-596); and that the appropriate fee is herewith tendered;
- That he has been advised of his right to bring action in the District Court of Sedgwick County to appeal the decision of the Board.
- That all documents are attached hereto as noted in paragraphs 2, 3, 4, and 5 of the instructions.

Applicant *John H. Mastio*

Authorized Agent \_\_\_\_\_

OFFICE USE ONLY: Received in Office of Secretary, Board of Zoning Appeals,  
4:30 (a.m./p.m.), May 26, 1987, together with appropriate  
fee of \$200.00.

Signed *James Olving, Sr. Planner*

C E R T I F I C A T E

THE SECURITY ABSTRACT AND TITLE COMPANY, INC. hereby certifies that it has examined the Deed Records in the Office of the Register of Deeds of Sedgwick County, Kansas, in regard to the following described tract of ground:

The North 90 feet of Lots 1 and 3 and the North 90 feet of the West 26.625 feet of Lot 5, on Douglas Avenue, Sargent's Addition to Wichita, Kansas, Sedgwick County, Kansas.

It finds from this examination that the above described tract has been in this shape and form and has been held in separate ownership prior to January 1, 1948, and down to and including the date of this certificate.

Witness our Hand and Seal this 26th day of May, 1987, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

*Mary Seale*

By  
Sr. Vice-President

Order No. 380891  
nj



## OWNERSHIP LIST

*applicant area*

## PROPERTY DESCRIPTION

## PROPERTY OWNER

PROPERTY DESCRIPTION		PROPERTY OWNER
The North 90 feet of Lots 1 & 3 and the West 26.625 feet of the North 90 feet of Lot 5	Sargent's Addition, on Douglas	✓ John H. Mastio Candace Mastio 114 N. Belmont Wichita, KS 67208
The South 90 feet of Lots 1, 3, 5, 7 & 9 and the South 15 feet of the North 90 feet of Lots 7 & 9 and the South 15 feet of the North 90 feet of the East 23.375 feet of Lot 5	"	✓ S. T. Hartnett Berneitta I. Hartnett 103 N. Crestway Wichita, KS 67208
The North 75 feet of the East 23.375 feet of Lot 5 and the North 75 feet of Lots 7 & 9	"	✓ Tonk Mills Jayne H. Mills 115 N. Crestway Wichita, KS 67208
Lots 37 & 39	Sargent's Addition, on Belmont	✓ Edwin L. VanSickle Maryann VanSickle 134 N. Belmont Wichita, KS 67208
Lots 41 & 43	"	✓ Morris Perkins Rita E. Perkins 120 N. Belmont Wichita, KS 67208
The S½ of Lot 36 and all of Lot 38	" on Crestway	✓ H. E. Jones Jr. Anne Ashley Jones 135 N. Crestway Wichita, KS 67208
Lot 40 and the North 25 feet of Lot 42	"	✓ Charles W. Cookson Margaret Joyce Cookson 127 N. Crestway Wichita, KS 67208
The S½ of Lot 42 and all of Lot 44	"	✓ Kenneth V. Brown Mary J. Brown 121 N. Crestway Wichita, KS 67208
Lots 9, 10 and 11, Block 1	Merriman Park Place Addition	✓ Gordon J. Bakken Linda Bakken 4323 E. Douglas Wichita, KS 67208
Lots 12, 13, and 14, Block 1	"	✓ Jerry E. Pierce Linda R. Pierce 4333 E. Douglas Wichita, KS 67208
All Lots 15 & 16 and Lot 17, exc. beg. at the SE/c of Lot 17; th. West along the South line of Lot, 9.3 feet; th. North 24.9 feet; th. East 1 foot; th. North 19 feet; th. NE'ly 11.6 feet m/l to a point on the East line of Lot, said point being 52 feet North of the SE/c; th. South 52 feet to the p.o.b., Block 1	"	✓ Randall L. Hendricks Martha F. Hendricks 4337 E. Douglas Wichita, KS 67218

<u>PROPERTY DESCRIPTION</u>		<u>PROPERTY OWNER</u>
That part of Lot 17, Block 1, described as beginning at the SE/c; th. West along the South line of said Lot, 9.3 feet; th. North 24.9 feet; th. East 1 foot; th. North 19 feet; th. NE'ly 11.6 feet m/l to a point on the East line of said Lot, said point being 52 feet North of the SE/c; th. South 52 feet to the p.o.b.	Merriman Park Place	✓ Randall F. Hall Shirley V. Hall 4337 E. Douglas Wichita, KS 67218 <i>Letter returned</i>
Lots 18, 19 & 20, Block 1	"	✓ Martyn W. C. Howgill Doris B. Howgill 4347 E. Douglas Wichita, KS 67208
Lots 26 & 27, Block 2	Marsh Manor Addition	✓ John Silas Brown Mary Virginia Brown 130 N. Crestway Wichita, KS 67208
The North 82.5 feet of Reserve A	"	✓ Mary Dixon Warren Living Trust, Mary Dixon Warren, Trustee 63 Via Verde Wichita, KS 67230
The South 86.5 feet of Reserve A	"	✓ Warren D. Hanstine Joanna F. Hanstine 62 Via Verde Wichita, KS 67230
		✓ Notice of Interest filed 7-12-82: R. D. Martens 125 N. Emporia Wichita, KS 67202
Beginning 86.5 feet North of the SW/c of Reserve A; th. East to East boundary being 139.12 feet m/l; th. North 75 feet; th. West to the West line of Reserve A; th. South 75 feet to beginning.	"	✓ Edwin E. Elliott Barbara L. Elliott 104 N. Crestway Wichita, KS 67208

TRACT DESCRIPTION

Beginning 180 feet East and 265 feet North of the SW/c of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 27 South, Range 1 East; th. East 150 feet; th. North 75 feet; th. West 150 feet; th. South 75 feet to the p.o.b.	✓ Jon S. Poe J. Myrne Poe 125 N. Belmont Wichita, KS 67208
Beginning 180 feet East and 40 feet North of the SW/c of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 27 South, Range 1 East; th. East 150 feet; th. North 55 feet; th. West 150 feet; th. South to the p.o.b.	✓ K. Lynn Cress Lisa Marshall Cress 101 N. Belmont Wichita, KS 67208 <i>Letter returned</i>

PROPERTY DESCRIPTION

PROPERTY OWNER

Beginning 180 feet East and 95 feet North of the SW/c of the E $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 23, Township 27 South, Range 1 East; th. East 180 feet; th. North 170 feet; th. West 180 feet; th. South to beginning, except the East 30 feet for street.

Amil J. Ablah  
Carol Ann Ablah  
121 N. Belmont  
Wichita, KS 67208

Beginning 360 feet East and 340 feet North of the SW/c of the E $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 23, Township 27 South, Range 1 East; th. North 23 feet; th. West 180 feet; th. South 23 feet; th. East 180 feet to the p.o.b., except the East 30 feet for street.

John L. Davidson  
Angelyn W. Davidson  
137 N. Belmont  
Wichita, KS 67208

The S $\frac{1}{2}$  of Lot 66 and all of Lots 68 and 70

Hillcrest Addition,  
on Belmont

Same As Above

We hereby certify the foregoing to be a true and correct list of the property owners of the hereinbefore described lots and tracts within a 200 foot radius of:

The North 90 feet of Lots 1 and 3 and the North 90 feet of the West 26.625 feet of Lot 5, on Douglas Avenue, Sargent's Addition to Wichita, Kansas, Sedgwick County, Kansas.

as shown by the last deed of record on file in the Office of the Register of Deeds, Sedgwick County, Kansas, on the 22nd day of May, 1987, at 7:00 o'clock A.M.

THE SECURITY ABSTRACT AND TITLE COMPANY, INC.

By



Sr. Vice-President

Order No. 380984  
nj

**THE CITY OF WICHITA**

BOARD OF ZONING APPEALS  
CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688

PRESORTED  
FIRST-CLASS



*FORWARDING ORDER*  
*6/4/87*  
*12021*

**RECEIVED**

JUN 08 1987

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

Randall F. Hall  
Shirley J. Hall  
4337 E. Douglas  
Wichita, Kansas 67218

*29-87*

HAL 37 020317N1 06/03/87

RETURN TO SENDER  
NO FORWARDING ORDER ON FILE  
UNABLE TO FORWARD

**WICHITA — SEDGWICK COUNTY**

BOARD OF ZONING APPEALS  
CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688

PRESORTED  
FIRST-CLASS



**RECEIVED**

JUN 04 1987

METROPOLITAN PLANNING

ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

K. Lynn Cress  
Lisa Marshall Cress  
101 N. Belmont  
Wichita, Kansas 67208

CRE 01 04030241 FWD TIME EXPD  
CRESS  
415 N BROADVIEW  
WICHITA KS 67208-3818  
RETURN TO SENDER

NAME John Mastio  
 FOR BZA Variance

75540710003 FUND  
 3832 7 3 05/27/87 CASH 200.00 TR 1  
 200.00 TOTL 200.00 TOTL  
 200.00 TOTL 200.00 CHEK

200<sup>00</sup>

CITY OF WICHITA  
 CASH REGISTER RECEIPT

38292

FORM 29-221 PAYMENT NOTICE  
 City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
(Planning)			
DESCRIPTION		\$ 200 <sup>00</sup>	AMOUNT
<u>BZA Variance</u>			
NAME <u>John A. Mastio</u>			
ADDRESS <u>114 W. Belmont</u>			
FUND <u>755-40710-003</u>		DUE DATE <u>5/27/87</u>	
COMMENTS			
DATE <u>5/27/87</u>		BY <u>L.O.</u>	

**MICROFILMED**  
**FROM THE BEST**  
**AVAILABLE COPY**

FORM 22-021      PAYMENT NOTICE  
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.

Planning

DESCRIPTION	AMOUNT
1200 <sup>00</sup>	
PCA Insurance	

NAME John A. Hart

ADDRESS 114 71 Belmont

FUND 3-5-1-6211-002 DUE DATE 5/20/67

COMMENTS

DATE 5/2/67 BY SC.